

## Imaged Certificate of Notice Page 1 of 5

United States Bankruptcy Court  
Eastern District of PennsylvaniaIn re:  
Barry Portnoy  
DebtorCase No. 14-16081-mdc  
Chapter 7**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: YvetteWD  
Form ID: pdf900Page 1 of 3  
Total Noticed: 1

Date Rcvd: Apr 27, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on  
Apr 29, 2018.

db +Barry Portnoy, 101 Edwards Drive, Richboro, PA 18966-1174

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Apr 29, 2018

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)  
system on April 27, 2018 at the address(es) listed below:

ALBERT M BELMONT, III on behalf of Interpleader SamZach Irrevocable Trust  
abelmont@bochettoandlantz.com, mkamins@bochettoandlantz.com

ALBERT M BELMONT, III on behalf of Interpleader Danielle Portnoy abelmont@bochettoandlantz.com,  
mkamins@bochettoandlantz.com

ALBERT M BELMONT, III on behalf of Defendant Zachary Portnoy abelmont@bochettoandlantz.com,  
mkamins@bochettoandlantz.com

ALBERT M BELMONT, III on behalf of Defendant Danielle Portnoy abelmont@bochettoandlantz.com,  
mkamins@bochettoandlantz.com

ALBERT M BELMONT, III on behalf of Defendant Danielle Portnoy (as Trustee of the "SamZach  
Irrevocable Trust") abelmont@bochettoandlantz.com, mkamins@bochettoandlantz.com

ALBERT M BELMONT, III on behalf of Defendant Samzach Partners, L.P.  
abelmont@bochettoandlantz.com, mkamins@bochettoandlantz.com

ALBERT M BELMONT, III on behalf of Defendant Samantha Portnoy (as Co-Trustee of the Revocable  
Deed of Trust of Danielle M. Portnoy) abelmont@bochettoandlantz.com,  
mkamins@bochettoandlantz.com

ALBERT M BELMONT, III on behalf of Defendant Sam-Zachary Partners, LLC  
abelmont@bochettoandlantz.com, mkamins@bochettoandlantz.com

ALBERT M BELMONT, III on behalf of Defendant Samantha Portnoy abelmont@bochettoandlantz.com,  
mkamins@bochettoandlantz.com

ALBERT M BELMONT, III on behalf of Altchem Environmental Services, Inc.  
abelmont@bochettoandlantz.com, mkamins@bochettoandlantz.com

ALBERT M BELMONT, III on behalf of Defendant BF Services, L.P. abelmont@bochettoandlantz.com,  
mkamins@bochettoandlantz.com

ALBERT M BELMONT, III on behalf of Defendant Altchem Environmental Services, Inc.  
abelmont@bochettoandlantz.com, mkamins@bochettoandlantz.com

ALBERT M BELMONT, III on behalf of Defendant Danielle Portnoy (as Co-Trustee of the Revocable  
Deed of Trust of Danielle M. Portnoy) abelmont@bochettoandlantz.com,  
mkamins@bochettoandlantz.com

ALBERT M BELMONT, III on behalf of Defendant Maxsys, Inc. abelmont@bochettoandlantz.com,  
mkamins@bochettoandlantz.com

ANDREW F GORNALL on behalf of Creditor M&T BANK agornall@kmlawgroup.com,  
bkgroup@kmlawgroup.com

BENJAMIN A. GARBER on behalf of Vorndran Construction, Inc. BGarber@braverlaw.com,  
dmayfield@braverlaw.com; dmarano@braverlaw.com; belle@braverlaw.com

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dmayfield@braverlaw.com; dmarano@braverlaw.com; belle@braverlaw.com

DANIEL J. MCGRAVEY on behalf of Plaintiff Republic First Bank d/b/a Republic Bank  
dmcgravey@clarkhill.com

DANIEL MICHAEL PEREIRA on behalf of Plaintiff Republic First Bank, d/b/a Republic Bank  
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The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

DAVID B. SMITH on behalf of Attorney SMITH KANE HOLMAN, LLC dsmith@smithkanelaw.com, b.dr70286@notify.bestcase.com  
DAVID L. BRAVERMAN on behalf of Debtor Barry Portnoy dbraver@braverlaw.com, dmarano@braverlaw.com; dmayfield@braverlaw.com; belle@braverlaw.com; gollotto@braverlaw.com; sine@braverlaw.com  
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GAETAN J. ALFANO on behalf of Creditor Michael Carson GJA@Pietragallo.com  
GARY DAVID BRESSLER on behalf of Interested Party Bonnie B. Finkel, Chapter 7 Trustee of the bankruptcy estate of Demrex Industrial Services, Inc. gbressler@mdmc-law.com, kdeans@mdmc-law.com; sshidner@mdmc-law.com; smullen@mdmc-law.com  
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GARY F SEITZ on behalf of Trustee ROBERT H. HOLBER gseitz@gsbblaw.com, hsmith@gsbblaw.com  
GEORGE BOCHETTO on behalf of Defendant Danielle Portnoy (as Trustee of the "SamZach Irrevocable Trust") gbochetto@bochettoandlantz.com  
GEORGE BOCHETTO on behalf of Defendant Danielle Portnoy gbochetto@bochettoandlantz.com  
GEORGE BOCHETTO on behalf of Defendant Maxsys, Inc. gbochetto@bochettoandlantz.com  
GEORGE BOCHETTO on behalf of Defendant Zachary Portnoy gbochetto@bochettoandlantz.com  
GEORGE BOCHETTO on behalf of Defendant Samantha Portnoy (as Co-Trustee of the Revocable Deed of Trust of Danielle M. Portnoy) gbochetto@bochettoandlantz.com  
GEORGE BOCHETTO on behalf of Defendant Samantha Portnoy gbochetto@bochettoandlantz.com  
GEORGE BOCHETTO on behalf of Defendant Altchem Environmental Services, Inc. gbochetto@bochettoandlantz.com  
GEORGE BOCHETTO on behalf of Defendant BF Services, L.P. gbochetto@bochettoandlantz.com  
GEORGE BOCHETTO on behalf of Interpleader Danielle Portnoy gbochetto@bochettoandlantz.com  
GEORGE BOCHETTO on behalf of Defendant Samzach Partners, L.P. gbochetto@bochettoandlantz.com  
GEORGE BOCHETTO on behalf of Defendant Danielle Portnoy (as Co-Trustee of the Revocable Deed of Trust of Danielle M. Portnoy) gbochetto@bochettoandlantz.com  
GEORGE BOCHETTO on behalf of Defendant Sam-Zachary Partners, LLC gbochetto@bochettoandlantz.com  
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HOLLY SMITH MILLER on behalf of Trustee ROBERT H. HOLBER hsmiller@gsbblaw.com  
HOLLY SMITH MILLER on behalf of Robert H. Holber, Chapter 7 Trustee hsmiller@gsbblaw.com  
HOLLY SMITH MILLER on behalf of Plaintiff Robert H. Holber hsmiller@gsbblaw.com  
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JEFFREY KURTZMAN on behalf of Defendant Danielle Portnoy Kurtzman@kurtzmansteady.com  
JEFFREY KURTZMAN on behalf of Defendant Samantha Portnoy Kurtzman@kurtzmansteady.com  
JEFFREY KURTZMAN on behalf of Defendant Altchem Environmental Services, Inc. Kurtzman@kurtzmansteady.com  
JEFFREY KURTZMAN on behalf of Defendant Maxsys, Inc. Kurtzman@kurtzmansteady.com  
JEFFREY KURTZMAN on behalf of Defendant BF Services, L.P. Kurtzman@kurtzmansteady.com  
JEFFREY KURTZMAN on behalf of Interpleader Danielle Portnoy Kurtzman@kurtzmansteady.com  
JEFFREY KURTZMAN on behalf of Interpleader SamZach Irrevocable Trust Kurtzman@kurtzmansteady.com  
JEFFREY KURTZMAN on behalf of Defendant Zachary Portnoy Kurtzman@kurtzmansteady.com  
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The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

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rholber@ecf.epiqsystems.com  
SARAH R. GOODMAN on behalf of Creditor Michael Carson SRG@Pietragallo.com, BLR@Pietragallo.com  
STEFAN RICHTER on behalf of Creditor Southampton Industrial Mews Condominium Association  
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STEPHEN G. HARVEY on behalf of Defendant Jonathan Hugg steve@steveharveylaw.com,  
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STEPHEN G. HARVEY on behalf of Creditor Republic First Bank d/b/a Republic Bank  
steve@steveharveylaw.com, david@steveharveylaw.com; theresa@steveharveylaw.com  
STEVEN E. OSTROW on behalf of Interested Party EVC Turnpike Dr., LLC  
ostrows@whiteandwilliams.com  
THOMAS I. PULEO on behalf of Creditor M&T BANK tpuleo@kmlawgroup.com,  
bkgroup@kmlawgroup.com  
United States Trustee USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 95

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

	)	<b>Chapter 7</b>
<b>In re:</b>	)	
	)	
<b>BARRY PORTNOY,</b>	)	<b>Case No. 14-16081-mdc</b>
	)	
<b>Debtor.</b>	)	
	)	

**STIPULATION RESOLVING TRUSTEE'S OBJECTION  
TO M&T BANK'S MOTION FOR RELIEF**

Robert H. Holber, the Chapter 7 trustee (the "Trustee") for the estates of Barry Portnoy and M&T Bank ("M&T")(collectively, the "Parties"), by and through their undersigned counsel, hereby enter into this stipulation (the "Stipulation"), and agree as follows:

**RECITALS**

WHEREAS, on July 30, 2014, Debtor filed a voluntary petition under Chapter 7 of Title 11 of the United States Code;

WHEREAS, M&T holds a first mortgage ("M&T Mortgage") against Debtor's residence located at 101 Edwards Drive, Richboro, PA 18966 ("Edwards Drive");

WHEREAS, on or about February 14, 2018, M&T filed a Motion for Relief from the Automatic Stay (the "Motion") in order to proceed with a foreclosure action against the Edwards Drive property;

WHEREAS, the Trustee has filed an objection (the "Objection") to M&T's Motion;

WHEREAS, the Parties have now reached an agreement resolving the Objection and the relief requested in the Motion;

NOW, THEREFORE, the Parties, intending to be legally bound hereby stipulate and agree as follows:

**AGREEMENT**

1.) The Trustee shall have until 180 days to enter into an Agreement of Sale (the "Agreement of Sale") to sell the Edwards Drive property. The 180 days shall be calculated from the date the Trustee obtains access to the Edwards Drive property (the "Sale Deadline").

2.) In the event the Trustee fails to deliver a fully executed copy of the Agreement of Sale to M&T's attorney via e-mail by the Sale Deadline, M&T may file a Certification of Default of this Stipulation with the Court and the Court shall enter an Order granting M&T relief from the automatic stay without further hearing.

3.) In the event the Trustee enters into an Agreement of Sale prior to any future sheriff's sale of the Edwards Drive property, M&T agrees to accept the proceeds of the proposed sale in lieu of proceeding with the sheriff's sale, if such sale will satisfy **a current M&T payoff statement to be requested by the Trustee. M&T, however, has the right to reject the proposed sale if the proceeds from the sale will not satisfy M&T's current payoff statement.**

4.) This Stipulation may be executed in counterparts and may be delivered by e-mail. Any copy so executed and delivered (including delivery by e-mail), when taken with another executed copy, shall be considered and deemed an original hereof.

**AGREED TO THIS 10<sup>th</sup> DAY OF APRIL, 2018.**

/s/ Kevin McDonald  
Kevin McDonald, Esquire  
Attorney for M&T Bank

/s/ Holly S. Miller  
Holly S. Miller, Esquire  
Attorney for Robert H. Holber,  
Chapter 7 Trustee

Approved by the Court this 25th day of April, 2018. However, the court retains discretion regarding entry of any further order



\_\_\_\_\_  
Magdeline D. Coleman, Bankruptcy Judge